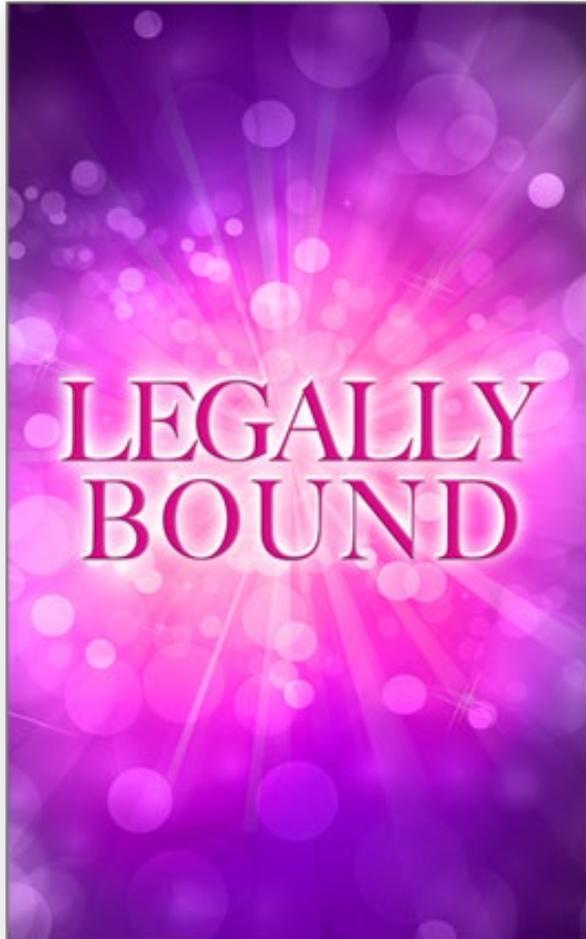




2020 CACM LAW SEMINAR & EXPO

ENLIGHTEN

COLLABORATION. MOTIVATION. INSIGHT.



Legally Bound

Current Statutory Laws

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GHEMCO

Southern California Panel

- John Kalas, CAMEx, CCAM, Castle Breckenridge Management
- Matt Ober, Esq., Richardson Ober DeNichilo, LLP
- Steven Roseman, Esq., Roseman Law, APC

Outcomes

At the conclusion of this session, attendees will:

- Become familiar with key language of new laws.
- Understand the practical impact of new laws.
- Become familiar with how each new law operates within their communities.

Outcomes (Cont.)

- Understand how each new law impacts their role as the managing agents.
- Learn recommendations for applying, or adjusting to, the new law.
- Receive updates on community impact of recent laws over the past year.

SB 323/754: Community Association Election Reform; Board Qualifications/Acclamation

- Key amendments to laws governing community association elections
- How does SB 323 change how managers prepare for community association elections?

SB 323/754:

Community Association
Election Reform; Board

Qualifications/Acclamation (Cont.)

- Recommendations for working with the new election reforms

SB 326: Balcony Inspections/ SB 800 Defect Claims

- What does the new law require?
- How will this affect HOAs/managers?
- Recommendations for complying with the law
- How are SB 800 Defect Claims impacted?
- Budget Considerations

SB 652: Religious Displays at Entry Doors

- What does the new law prohibit?
- How will this affect community associations?
- Recommendations for how management should assist associations in complying with the law
- Possible enforcement issues

AB 670: Accessory Dwelling Units

- What is an ADU, JADU?
- What does the new law prohibit?
- How will this affect communities? What is prohibited?
- What rights do communities retain to address ADUs?
- Recommendations for complying with the law
- Possible enforcement issues

FEHA

- What does the law require / prohibit?
- How does this affect community associations and its managers?
- Recommendations for complying with the law
- Enforcement issues and budget considerations

Harassment in Community Associations

- How to recognize harassment in community associations
- Laws addressing harassment in community associations
- What is the association's obligation to address harassment?
- Proactive approaches to harassment in communities.

Harassment and Neighbor-to-Neighbor Disputes

- Is it harassment; how to determine?
- Is the association authorized/obligated to address?
- Effective ways to address/resolve

Harassment at Meetings

- Effective tools for communities to address harassment at meetings
- What enforcement measures can be used?
- Proactive ways to address meeting harassment

Solar Policy Compliance and Enforcement

- What does the current law require / prohibit?
- How has the law been applied in communities?
- Fallout or unintended consequences
- Recommendations for complying with the law and enforcement issues
- Budget Considerations

Accommodating Electric Vehicles

- What does the current law require? What is prohibited?
- How has the law been applied in communities?
- Fallout or unintended consequences
- Recommendations for complying with the law and enforcement issues
- Budget Considerations

Non-Commercial Solicitation in Community Associations

- What does the current law require? What is prohibited?
- How has the law been applied in communities?
- Fallout or unintended consequences

Non-Commercial Solicitation in Community Associations (Cont.)

- Recommendations for complying with the law and enforcement issues
- Budget Considerations

Board Review of Association Finances

- What does the current law require?
- How has the law been applied in communities?
How is management complying?
- Fallout or unintended consequences
- Recommendations for complying with the law

Automatic Garage Door Openers in Residential Communities

(SB 969-2018 Leg. Session. Effective 7/1/19)

- What does the law prohibit?
- How does this impact the managing agent?
- Enforcement and compliance considerations
- Potential budget impact

Final EPA Rule Prohibiting Use of Certain Asbestos Containing Products

(Effective June 24, 2019)

- What does the EPA Rule require of community associations?
- Recommendations for community manager compliance
- Enforcement, compliance and budget impact

Questions?



Southern California Panel

- John Kalas, CAMEx, CCAM, Castle Breckenridge Management jkalas@cbmgmt.com (619) 697-3191 ext. 108
- Matt Ober, Esq., Richardson Ober DeNichilo, LLP matt@rodllp.com (626) 449-5577
- Steven Roseman, Esq., Roseman Law, APC rosemann@roseman.law (818) 380-6700